

REQUEST FOR COUNCIL ACTION

MEETING

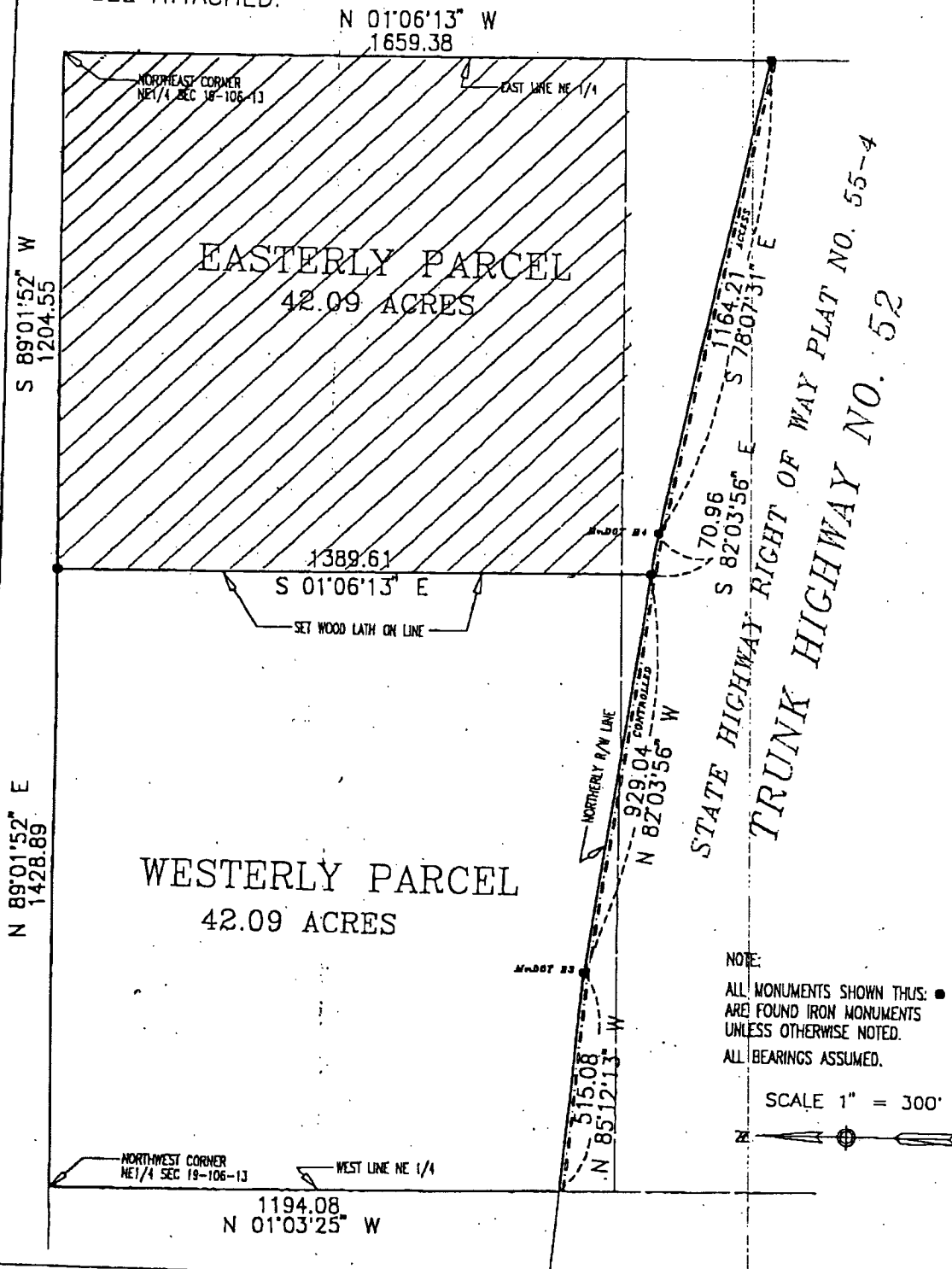
DATE: 09-15-03

23x

AGENDA SECTION: PUBLIC HEARINGS	ORIGINATING DEPT: PLANNING	ITEM NO. E-13
ITEM DESCRIPTION: Annexation Petition #03-21 by Gene W. Ostrom to annex approximately 42.09 acres of land located along the north side of Highway 52, south of Pinewood Road SE and west of 34 th Avenue SE. The property is located in the NE ¼ of Section 19 Marion Township.		PREPARED BY: Theresa Fogarty, Planner
September 8, 2003		
<u>City Planning and Zoning Commission Recommendation:</u>		
The City Planning and Zoning Commission reviewed this annexation request on August 27, 2003. The Commission found that this property is adjacent to the City limits and can be served by city water services and sanitary sewer available with development of the abutting properties to the north and west. The Planning Commission therefore recommends approval of this request.		
Ms. Petersson moved to recommend approval of Annexation Petition #03-21 by Gene W. Ostrom as recommended by staff. Mr. Haeussinger seconded the motion. The motion carried 8-0.		
<u>Planning Department Recommendation:</u>		
See attached staff report, dated August 20, 2003.		
Minnesota Statutes now specify that the property taxes payable in the year an annexation is effective shall be paid to the Township. For the five years following the annexation, the City must make a cash payment to the Township equaling 90%, 70%, 50%, 30% and 10% of the Townships share of the taxes in the year the property was annexed. The Township Taxes on this property for 2003 is \$40.19.		
<u>Council Action Needed:</u>		
1. Following the public hearing, if the Council wishes to proceed as petitioned, it should instruct the City Attorney to prepare an ordinance to be adopted and transmitted to the MN Planning /Office of Strategic and Long Range Planning.		
<u>Attachments</u>		
1. Staff report, dated August 20, 2003. 2. Copy of the minutes of the August 27, 2003, CPZC meeting.		
<u>Distribution:</u>		
1. City Administrator 2. City Clerk 3. City Attorney: Legal Description Attached 4. City Finance Director: Tax Information Attached 5. Planning Department File 6. Applicant: This item will be considered sometime after 7:00 p.m. on Monday, September 15, 2003 in the Council Chambers at the Rochester / Olmsted County Government Center. 7. McGhie & Betts, Inc.		
COUNCIL ACTION: Motion by: _____ Second by: _____ to: _____		

CERTIFICATE OF SURVEY

DESCRIPTION:
SEE ATTACHED.



I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

James E. Swanson

DATE: 6-22-98
REG NO.: 11622

DATE SURVEYED: 06/19/98

FOR:

MR. CARLTON PENZ
1333 ARTHUR LANE N.W.
ROCHESTER, MINNESOTA
55901

McGhie
Consulting Engineers



Betts, Inc.
Land Surveyors

SCALE: 1" = 300'

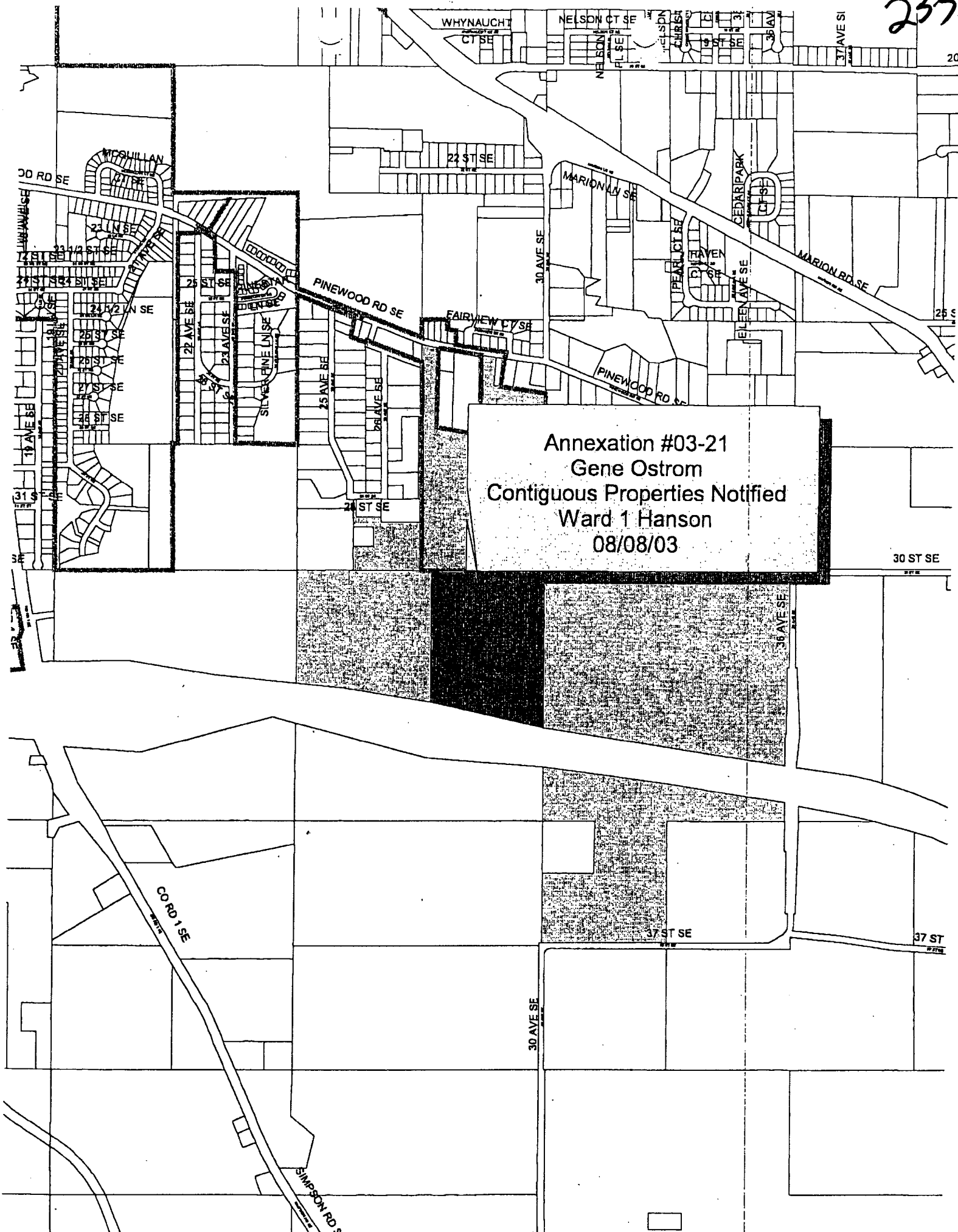
DRAWN BY: BWC

DATE: 06-22-98

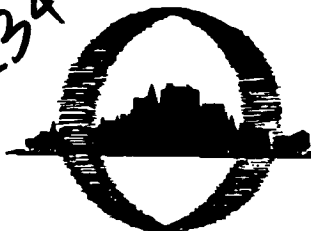
ACCT. NO.: 1012/7499 Cadd No. 7499

FILE NO.: BK. PG.

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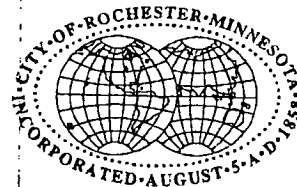


ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744

COUNTY OF

Olmsted

www.olmstedcounty.com/planning


TO: City Planning and Zoning Commission

FROM: Theresa Fogarty, Planner

DATE: August 20, 2003

RE: Annexation Petition #03-21 by Gene W. Ostrom to annex approximately 42.09 acres of land located along the north side of Highway 52, south of Pinewood Road SE and west of 34th Avenue SE. The property is located in the NE ¼ of Section 19 Marion Township.

Planning Department Review:

Applicants/Owners:	Gene W. Ostrom 2811 Pinewood Road SE Rochester, MN 55904
Architect/Engineer:	McGhie & Betts, Inc. 1648 Third Avenue SE Rochester, MN 55904
Existing Land Use:	This property is currently undeveloped land.
Existing Zoning:	The property is zoned A-4 (Agricultural Urban Expansion) District on the Olmsted County zoning map.
Future Zoning:	Upon annexation, the property will be zoned R-1 (Mixed Single Family Residential) district on the Rochester zoning map.
Land Use Plan:	This property is designated for "low density residential" uses on the Rochester Urban Service Area Land Use Plan.
Adjacency to the Municipal Limits:	The property is adjacent to the city limits along its northern boundary.
Sewer & Water:	This area is within the Rose Harbor High Level Water System Area, which will be made available to this property with the Pinewood Ridge project. Sanitary Sewer & Municipal Water is not currently available, but can be extended to serve this property, dependent on the development of the abutting properties to the north and west.



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Annexation #03-21
Gene W. Ostrom
August 20, 2003

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Utilities:

Pursuant to Minnesota Statutes 414.033 (subd. 13), a municipality must notify a petitioner that the cost of electric utility service may change if the land is annexed to the municipality. A notice has been provided to the applicant.

Townboard Review:

Minnesota State Statutes require that the Townboard members receive a written notice, by certified mail, 30 days prior to the public hearing. The City Council will hold a public hearing on this item on Monday, September 15, 2003. The City Clerk has sent the certified 30 day notice.

Referral Comments:

No referral comments attached

Report Attachments:

1. Annexation Map
2. Location Map

Staff Recommendation:

This property is adjacent to the City limits and can be served by city water services and sanitary sewer will be available with development of the abutting properties to the north and west. The Planning staff recommends that the City proceed to adopt an ordinance annexing the property according to Minnesota Statutes 414.033, Subdivision 2(3).

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MINUTES OF THE
CITY OF ROCHESTER PLANNING COMMISSION
2122 CAMPUS DRIVE SE – SUITE 100
ROCHESTER MN 55904

Minutes of the regularly scheduled meeting of the City Planning and Zoning Commission held on Wednesday, August 27, 2003, at 7:00 p.m. in the Council/Board Chambers of the Government Center, 151 4th Street SE, Rochester, MN.

Members Present: Mr. Michael Quinn, Vice Chair; Ms. Mary Petersson; Ms. Leslie Rivas; Mr. Randy Staver; Mr. Robert Haeussinger; Mr. Paul Ohly; Mr. Ivahn Dockter; and Mr. James Burke

Members Absent: Ms. Lisa Wiesner, Chair

Staff Present: Mr. Brent Svenby; Ms. Jennifer Garness, and Mr. John Harford

Other City Staff Present: Ms. Pat Alfredson, City Attorney

ADMINISTRATIVE BUSINESS:

Ms. Rivas made a motion to approve the minutes of August 13, 2003, as written. Mr. Burke seconded the motion. The minutes from August 13, 2003 were approved unanimously.

Mr. Burke made a motion to approve the agenda, *continuing Special District #14 to be known as Pebble Creek and General Development #209 to be known as Pebble Creek by Western Walls, Inc. to September 10, 2003.* Ms. Petersson seconded the motion. The motion carried unanimously.

ANNEXATION:

Annexation Petition #03-20 by Joel Bigelow, Robert & Cheryl Nelson and Doug & Rhonda Abbott to annex approximately 35.97 acres of land located along the north side of 55th Street NW and along the east side of 60th Avenue NW. The property is located in the SW ¼ of the SW ¼ Section 7 Cascade Township.

Mr. Brent Svenby presented the staff report, dated August 20, 2003, to the Commission. The staff report is on file at the Rochester-Olmsted Planning Department.

Mr. Haeussinger moved to recommend approval of Annexation Petition #03-20 by Joel Bigelow, Robert & Cheryl Nelson and Doug & Rhonda Abbott as recommended by staff. Mr. Dockter seconded the motion. The motion carried 8-0.

X Annexation Petition #03-21 by Gene W. Ostrom to annex approximately 42.09 acres of land located along the north side of Highway 52, south of Pinewood Road SE and west of 34th Avenue SE. The property is located in the NE ¼ of Section 19 Marion Township.

Mr. Brent Svenby presented the staff report, dated August 20, 2003, to the Commission. The staff report is on file at the Rochester-Olmsted Planning Department.

Ms. Petersson moved to recommend approval of Annexation Petition #03-21 by Gene W. Ostrom as recommended by staff. Mr. Haeussinger seconded the motion. The motion carried 8-0.